

**SUSSEX COUNTY COUNCIL**  
**WORKING GROUP FORMATION**  
**FEBRUARY 11, 2025**

# TODAY'S DISCUSSION

- Review the working group outline
- Discuss the framework, objectives, and stakeholders
- Reach consensus on next steps

# WORKING GROUP SUMMARY

- I. **Objective:** to analyze land use development in Sussex County and recommend updates to the County Code and Comprehensive Land Use Plan (“Comp Plan”) that result in smarter and more sustainable development practices
  
- II. **Approach:** establish a working group of stakeholders who are tasked with developing recommendations for the County Council’s consideration that could result in new Ordinances to amend County Code and the Comp Plan

# FRAMEWORK

## Goals

1. Implement smarter and more sustainable development practices
2. Ensure growth in Sussex County is supported by infrastructure, i.e., roads, schools, environment, and public safety
3. Create an inventory of affordable and workforce housing
4. Preserve farmland and critical natural resources
5. Prevent low density development in unincorporated areas

# FRAMEWORK

## Deliverables

1. Recommendations that create incentives for residential land use development in State Strategies Levels 1 & 2 and possibly 3, while discouraging land use development in Level 4
  - a. Look for infill development in State Strategies Levels 1 & 2
2. Recommendations that require transportation improvements phased with land use development while considering the cumulative effect of development in the surrounding area
3. Recommendations that create incentives to develop affordable and workforce housing for rental and ownership
4. Recommendations focused on zoning reform and bulk standards that promote more affordable and workforce housing for rental and ownership
5. Recommendations that will create funding support for roads, schools, and public safety needs

# FRAMEWORK

## Timeline

- **First Quarter-2025**  
Identify working group membership; retain consultants/facilitator; schedule first meeting; develop working group timeline and deliverables
- **Second Quarter-2025**  
Schedule meetings; develop list of recommendations; update County Council
- **Third Quarter-2025**  
Finalize recommendations; update County Council
- **Fourth Quarter-2025**  
County Council prioritizes list of recommendations; begins public hearing process for Ordinances and/or Comprehensive Land Use Plan updates

# WORKING GROUP

The suggested stakeholder representatives include:

1. Sussex Preservation Coalition
2. Homebuilders Association of Delaware
3. American Council of Engineering Companies
4. Environmental Group, e.g., Center for Inlands Bays or Nature Conservancy
5. Residential Developer operating primarily in Sussex County
6. Affordable Housing Developer operating primarily in Sussex or Delaware
7. Affordable Housing Organization
8. Sussex County Farm Bureau
9. Delaware Department of Transportation
10. Office of State Planning Coordination

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**QUESTIONS &  
NEXT STEPS**